

5.000 Acres

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 20 2024

Situate Ohio Company Purchase, Town 11, Range 14, Section 8,
Trimble Township, Athens County, Ohio.
Being a portion of the lands deeded to:
Kara V. Schooner, and Kellie V. Abele,
Official Record Book 619, pages 1005-1008.

Jill Davidson
Athens County Auditor

Commencing at a number five rebar found at the northeast corner of Section 8 of Trimble Township;
Thence N85°37'59"W 803.55 feet to an iron pin set;
Thence S03°31'45"W 76.41 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence S78°00'52"E 110.74 feet along a common boundary to Ramey 594-811 to an iron pin set;
- 2.) Thence S24°33'03"W 155.74 feet along a common boundary to Nichols 264-1862,
(passing an iron pin set at 140.24 feet) to a point in Loudermilk Road, Township Rd. 667;
- 3.) Thence S25°54'31"W 289.28 feet along a common boundary to Nichols 323-751 to an iron pin set;
- 4.) Thence S86°59'11"W 415.00 feet along a common boundary to Bycofski 504-1491 to a number five rebar found;
- 5.) Thence S86°15'11"W 46.81 feet along said boundary to an iron pin set;
- 6.) Thence N03°44'49"W 290.11 feet (passing an iron pin set at 260.11 feet) over the lands of the grantor to a point in Township Rd. 667;
- 7.) Thence N80°07'12"E 117.67 feet to a point in Township Rd. 667;
- 8.) Thence N76°34'47"E 94.09 feet to a point in Township Rd. 667;
- 9.) Thence N83°14'00"E 57.32 feet to a point in Township Rd. 667;
- 10.) Thence N20°29'51"E 172.93 feet (passing an iron pin set at 22.24 feet) over the lands of the grantor to an iron pin set;
- 11.) Thence S78°00'52"E 243.26 feet over the lands of the grantor to the point of beginning containing a total of 5.000 acres.

Being the entirety of parcel M010010014200, and 3.746 acres of parcel M060010004300.


Plat of Survey is attached herewith and made a part thereof.

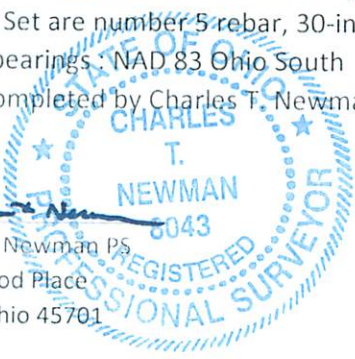
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron Pins Set are number 5 rebar, 30-inches in length capped NEWMAN PS-8043

Basis of bearings: NAD 83 Ohio South

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on November 19, 2024.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 11/20/24

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

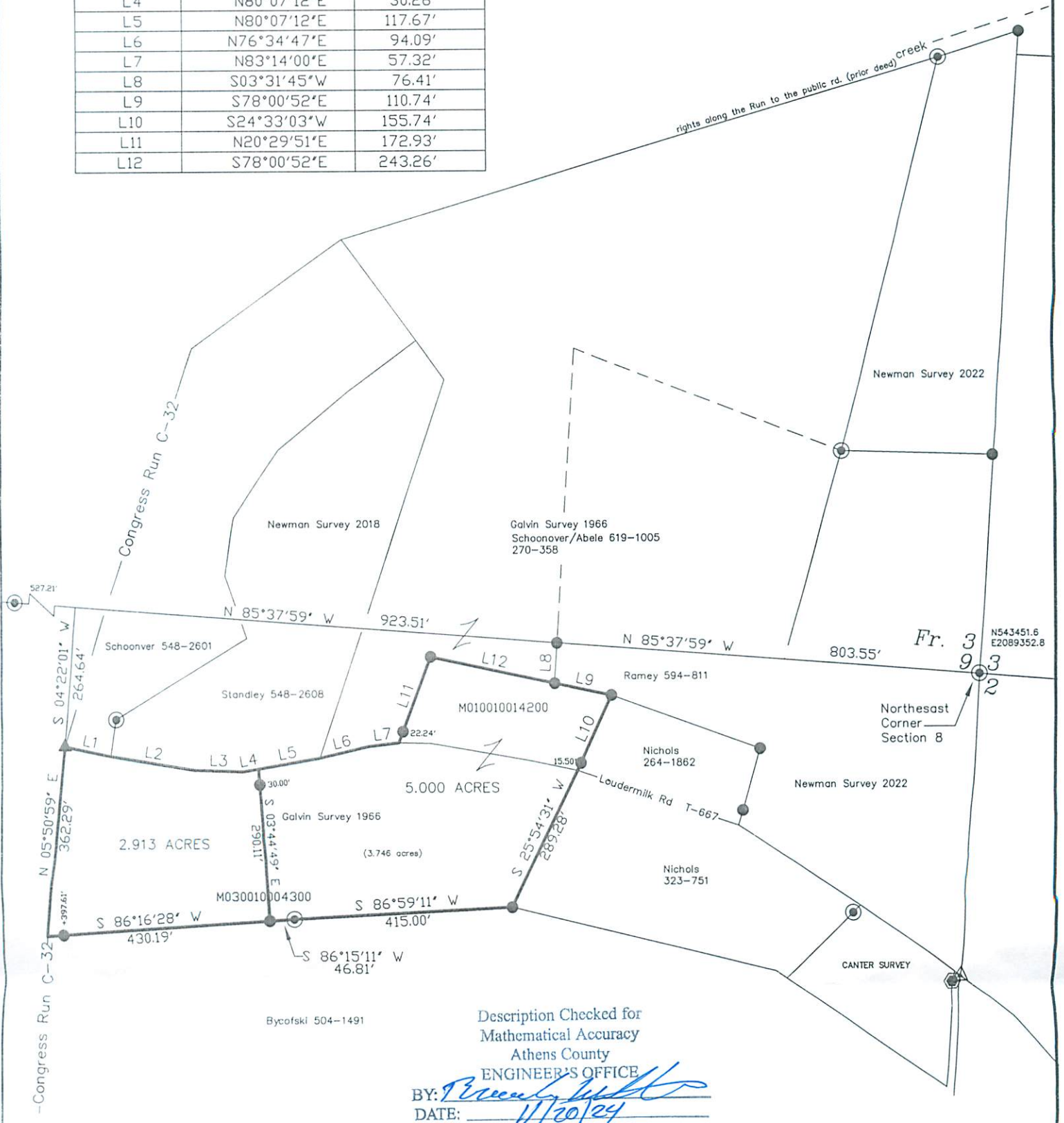
Plat of Survey of 5.000 Acres and 2.913 Acres.
Situating Ohio Company Purchase, Town 11, Range 14, Section 8,
Trimble Township, Athens County, Ohio.
Deeded to: Kara V. Schoonover, and Kellie V. Abele.
Official Record Book 619, pages 1005-1008.



Charles T. Newman
Charles T. Newman
Surveyed November 19, 2024

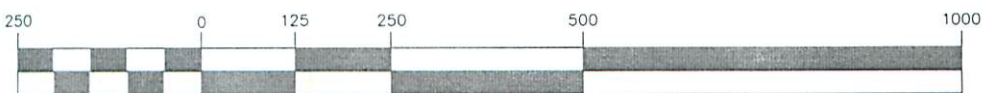
Basis of Bearings: NAD 83, Ohio South
Prior Surveys and Deeds used as noted on Plat

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°23'02"E	91.95'
L2	S80°42'28"E	163.01'
L3	S87°57'07"E	92.71'
L4	N80°07'12"E	30.26'
L5	N80°07'12"E	117.67'
L6	N76°34'47"E	94.09'
L7	N83°14'00"E	57.32'
L8	S03°31'45"W	76.41'
L9	S78°00'52"E	110.74'
L10	S24°33'03"W	155.74'
L11	N20°29'51"E	172.93'
L12	S78°00'52"E	243.26'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/20/24

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

- Railroad Spike Found
- Railroad Spike Set
- Iron Pin Found #5 Rebar
- Iron Pin Set capped Newman
- 1.5-inch diameter steel